

**City of Greensboro Planning Department
Zoning Staff Report
September 11, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: 522 & 528 South Aycock Street (West side of South Aycock Street between Morton Street and Cobb Street)

Applicant: E. Todd Doerner
Owner: College Park Place Company, Inc.

From: RM-18
To: CD-PDI

- Conditions:**
- 1) Uses: Primarily residential multifamily with a maximum of 3,900 square feet devoted to Neighborhood Business uses, excluding laundromats, commercial parking and any use with drive-thru service.
 - 2) Maximum number of residential units shall not exceed 27.
 - 3) Maximum number of buildings shall not exceed two 3-story buildings.
 - 4) Architecture will be similar to existing apartment buildings.
 - 5) A minimum of 57 parking spaces will be provided.

SITE INFORMATION	
Maximum Developable Units	27
Gross Density	16.9 dwelling units per acre
Existing Land Use	12 Unit Apartment Building, Vacant Single Family Residential Dwelling
Acreage	1.59
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential, Institutional
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	RM-18
<i>South</i>	Single Family Residential	RM-18
<i>East</i>	University of North Carolina at Greensboro	PI
<i>West</i>	Single Family Residential	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
W166	2004	This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 60. A request to rezone the northern (0.82 acre) portion of the subject property to CD-RM-26 was withdrawn by the Zoning Commission on January 12, 2004.

DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-PDI (PROPOSED) ZONING DISTRICTS
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
CD-PDI: Intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up areas in accordance with a Unified Development Plan. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Aycock Street – Major Thoroughfare, Cobb Street – Local Street.
Site Access	There are existing access point(s) and one additional access is proposed via Cobb Street. All access points must meet the City of Greensboro Standards.
Traffic Counts	Aycock Street ADT = 24,400.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Not require per TIS ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Determined by TRC approved Unified Development Plan
South	
East	
West	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Promote new forms of compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This request is located across Aycock Street from the campus of the University of North Carolina at Greensboro (UNCG), in an area that has seen recent growth in multifamily housing. A request for CD-GB zoning was recently approved south of the subject property to accommodate a drugstore.

The subject property includes a recently constructed apartment building, which will be integrated into the current request. The applicant is proposing to construct a new building on the southern portion of the property that will primarily consist of residential dwelling units, with a portion reserved for a neighborhood serving commercial use. With the zoning conditions proposed by the applicant, the commercial space can not exceed 3,900 square feet and the architectural style of the new building will reflect that of the existing apartment building.

Staff is generally supportive of projects that integrate a mix of uses, particularly ones that include neighborhood serving commercial and residential uses. This project is an example of such a mix of uses. The relatively small size of the nonresidential component will limit the types of commercial uses, while the addition of residential dwelling units will provide much needed housing opportunities for students.

However, Staff is concerned that the establishment of a commercial use on the subject property may lead to increased development pressures for nonresidential uses on the properties located at the southwest corner of Aycock and Cobb Streets. Staff would support a similar mixed use project containing neighborhood commercial at this location, but in no way would recommend a purely nonresidential zoning district for these properties. The “stripping” of commercial development along Aycock Street would be detrimental to both the corridor and the surrounding area.

Staff would also like to see the addition of a zoning condition requiring bicycle parking spaces, as it seems likely the large population of students in the area would rely on alternate forms of transportation. This zoning condition has been included in many of the recently approved rezonings in the Spring Garden Street Corridor.

Finally, this rezoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes new forms of compact development and the diversification of new housing stock to meet the needs for suitable, affordable housing. This request also promotes the walkability and mixed use goals of the Plan in that it offers a housing opportunity and neighborhood serving commercial opportunity for students in an area with sidewalks and within walking distance of the UNCG campus.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.